

POLICY BRIEF:

Subsidized Housing

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10/29/2015



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Housing in Los Angeles County is some of the most expensive in the nation due to high demand and shortage of housing stock. Subsidized housing is critical in combating and preventing homelessness by enabling thousands of individuals and families to afford safe, stable housing.

Historically, the federal government has provided the funding for the vast majority of subsidized housing; however, federal funding has declined over recent years, as the need for subsidized housing has increased. Due to this funding gap, there has been increased focus on the potential for local government to supplement federal funding for subsidized housing.

Locally-funded subsidized housing programs must address numerous issues, including:

- Source of funding;
- Target population;
- Duration of rental subsidy;
- Amount of subsidy/amount of tenant contribution;
- Housing locator and/or other landlord-related services;
- Tenant services, including mental health, substance use disorder treatment, employment services, and/or Supplemental Security Income (SSI) advocacy;
- Whether the subsidy can be used in any legal housing (tenant-based) or is tied to a specific housing development (project-based); and
- Responsible administrative entity.

Any discussion of new or expanded locally-funded rental subsidies must address how such subsidies will fit into the existing universe of subsidized housing programs.

Current Efforts

County of Los Angeles

Affordable Housing Trust Fund (County General Funds, etc.) The Board of Supervisors has allocated approximately \$100 million for affordable housing since October 2012. These funds are offered through the annual Notice of Funding Availability (NOFA). Fifty percent of these funds must be used to house Special Needs populations which include homeless families and individuals. Over \$44

million has been allocated. Another \$55 million remains and is expected to last until FY 2016-17.

City/Community Programs (CCP)- Homeless and Housing Program Fund (HHPF):

The CCP-HHPF Program was a one-time funding initiative to provide services to homeless people and/or those at-risk of homelessness, which includes families, youth, seniors, and individuals, including those with an addiction disorder, mental illness, special needs, and/or HIV/AIDS. This program is still providing the following services: Permanent housing, transitional and emergency shelter, case management and other related supportive services.

Community Development Block Grant (CDBG):

CDBG provides communities with resources to address various community development needs. CDBG works to maintain the affordable housing stock, provides services to the most vulnerable populations, and creates jobs through the expansion and retention of businesses. CDBG funds are allocated to local social service programs, some of which are local homeless programs.

HOME: The Community Development Commission (CDC) receives an annual allocation of federal HOME dollars to help create or sustain affordable housing for low-income households. HOME funds a wide range of eligible activities that build or rehabilitate affordable housing for both renters and homeowners. The CDC makes HOME funds available to developers of affordable and special-needs housing (including some homeless set-aside units) through an annual NOFA. In recent years, federal budget cuts have reduced the County of Los Angeles' HOME allocation, and future allocation amounts are hard to predict. The CDC expects approximately \$5.9 million in federal HOME funds for fiscal year (FY) 15-16.

Supportive Housing for Homeless Families Fund/Rental Assistance & Supportive Services:

The Los Angeles County Children and Families First- Proposition 10 Commission ("First 5 LA") designated the CDC to act as technical advisor and program administrator for its Supportive Housing for Homeless Families Fund to provide permanent supportive housing and related services for families that: (1) are homeless or at-risk of homelessness; (2) have had involvement with the child welfare system; and (3) include children aged prenatal to 5 years. First 5 LA approved a one-time allocation of \$23 million for capital funds (\$11 million), gap funding (\$5 million), and rental assistance and supportive services (\$7 million) for eligible families. The funds were released as a NOFA by the CDC in October 2012. Eligible applicants for capital funds included nonprofit and for-profit organizations, public agencies, and joint ventures among those entities. Eligible applicants for administration of rental assistance and services were nonprofit organizations, public agencies, or joint ventures. Since its implementation in March 2013, the program has provided temporary rental assistance and related supportive services to over 1,200 families with children 0-5, with a total of more than 4,000 family members assisted with this funding.

First 5 LA awarded a second round of one-time funding in the amount of \$10 million for rental assistance and supportive services to similarly eligible families. These funds were awarded to agency service providers within each Service Planning Area (SPA) coordinating with the Homeless Family Solutions Centers throughout the County.

Chafee Program Funds: The Department of Children and Family Services (DCFS) receives an annual allocation of Chafee funds (currently \$12.6 million) to support transition-age youth (TAY) (ages 16-21) to become self-sufficient. Through the Independent Living Program, up to 30% of each year's allocation of Chafee Program funds may be used for housing assistance. Currently, the Los Angeles Homeless Services Authority (LAHSA) and DMH provide 175 and 48 beds, respectively, to TAY. Rental subsidies for other housing options are also provided to youth who need to secure housing. In addition, this program offers monetary and service support in the areas of education, employment, life skills and mental health, either directly or through contract providers.

Transitional Housing Programs – THP+ and THP: DCFS has an array of transitional housing programs for TAY age 18-24. THP+ (18-24) has 84 allocated housing slots and is funded through Federal/State dollars. THP (18-21) has 155 allocated housing slots and is primarily funded through the U.S. Department of Housing and Urban Development (HUD) and LAHSA with matching DCFS Chafee funds.

Housing for Health (HFH): The Department of Health Services (DHS) provides interim and permanent supportive housing to DHS patients who are homeless and who have complex health and behavioral health conditions and/or are high utilizers of DHS services. Housing is linked to a flexible array of supportive services including intensive case management services; linkage to health, mental health, and substance use disorder services; assistance with benefits establishment; assistance with life skills, job skills, and volunteer opportunities; crisis intervention; etc. This program has housed 1,035 homeless high users of DHS services since its inception in 2012, and 92% have retained housing after 12 months.

Flexible Housing Subsidy Pool (FHSP): In February of 2014, HFH launched a new housing rental subsidy program called the Flexible Housing Subsidy Pool (FHSP), which is managed by Brilliant Corners. The primary goal of the FHSP has been to secure decent, safe, and affordable housing for DHS patients who are homeless and have complex health and behavioral health conditions; however, the FHSP is now open to agencies other than DHS who wish to use the FHSP to secure subsidized housing for their clients. The FHSP draws upon a full range of community-based housing options including nonprofit-owned supportive housing, affordable housing, master lease buildings, scattered site housing, and private market housing. Brilliant Corners also identifies and secures units countywide; provides move-in

assistance and rental subsidy disbursements; coordinates with case managers; and assists with landlord/neighborhood relations. Tenants are linked to physical, mental health, and substance abuse services provided by DHS partner nonprofit agencies on-site or by roving teams. Additional services include crisis intervention, individualized case management to support housing stability, assistance with benefits establishment, and connections to educational, employment and volunteer opportunities.

Recuperative Care Services: DHS contracts with health and homeless services providers to operate recuperative care beds for homeless individuals who have been discharged from DHS acute care facilities and are recovering from an acute illness or injury, and have conditions that would be exacerbated by living on the street or in a shelter.

Department of Mental Health Housing Assistance Programs: DMH offers a variety of housing programs that assist individuals and their families who are homeless or at risk of homelessness to secure emergency, temporary, and/or permanent housing. The programs include but are not limited to:

- Countywide Housing Assistance Program – Provides funding to assist mental health consumers without the financial resources to afford the costs associated with moving into permanent housing (i.e. security deposit, household goods needed to start a home) and/or avoid eviction due to unexpected financial hardship.
- Mental Health Services Act (MHSA) Directly Operated Housing Assistance Program – Provides funding to assist Directly Operated Full Service Partnership (FSP) consumers pay for permanent housing move-in costs, on-going rental assistance, purchase of household goods to start a home, and/or avoid an eviction due to an unexpected financial hardship.
- Federal Housing Subsidies - DMH contracts with the housing authorities of the City of Los Angeles and County of Los Angeles for rental subsidies for DMH clients.
- MHSA Housing Program - Provides capital and operating funds for the development of new permanent supportive housing (PSH) units across the County for homeless DMH clients and their families.
- Housing Trust Fund- Provides funding for services to those living in PSH.
- Temporary Shelter Program – Provides temporary shelter for individuals with a mental illness while they seek permanent housing.
- FHSP – Provides rental subsidies to those with mental illness.
- TAY Emergency Shelter Bed Program - Provides temporary shelter for individuals with a mental illness or severe emotional disturbance during outreach & engagement.
- TAY Transitional Housing Programs – In collaboration with DCFS, the TAY Transitional Housing Program provides housing to emancipated TAY with

mental illness exiting the foster care system and at risk of becoming homeless.

- **TAY Drop-In Centers:** Provide temporary safety and basic supports for mentally ill TAY who are living on the streets or in unstable living situations. Drop-In Centers provide “low-demand, high tolerance” environments in which TAY can make new friends, participate in social activities, access computers, books, music, and games. As the youth is ready, staff persons can connect them to the services and supports they need in order to work toward stability and recovery.
- **MHSA Housing Program** provides funding to support capital development and capitalized operating subsidies for supportive housing for individuals and families. To date, DMH has committed funding to 42 housing projects, 29 of which are open and occupied with the remaining housing projects in various stages of development. These 42 housing projects are geographically dispersed across the five Supervisorial Districts and the eight SPAs and will result in approximately 934 units of PSH for MHSA-eligible clients. Some of the projects require capitalized operating subsidies, but not all as developers can often access project-based vouchers instead.

CalWORKs – CalWORKs Homeless Assistance (HA) Program: The Department of Public Social Services (DPSS) provides temporary and permanent homeless assistance to families receiving CalWORKs, as required by the State. Temporary assistance consists of temporary shelter payments to homeless families while they are looking for permanent housing. Permanent assistance helps homeless families pay for one-time costs to secure a permanent residence or provides up to two months back-rent when the family has received a notice to pay rent or quit.

CalWORKs – 4-Month Rental Assistance (RA) Program for CalWORKs Welfare-to-Work (WtW) families: This program, administered by DPSS, helps homeless CalWORKs WtW families to remain in non-subsidized permanent housing by providing a short-term rental subsidy. Families receiving Permanent Homeless Assistance, Moving Assistance (MA), and/or Emergency Assistance to Prevent Eviction (EAPE) may qualify for a monthly rental subsidy of up to \$500 per family (based on the family size) for up to four consecutive months. For CalWORKs WtW families in the Family Stabilization Program, the subsidy can be extended beyond 4 months.

General Relief (GR) Emergency Housing Program: This DPSS program invites hotel/motel vendors to become potential partners to participate in the Emergency Housing Program, a program that provides GR applicants the opportunity to stay in a homeless shelter or vendor hotel while their GR application is pending. There are currently three homeless shelters and approximately thirty-three hotels/motels which provide emergency housing services for GR applicants. Partners are paid a fee for providing emergency housing services.

GR Housing Subsidy & Case Management Program: The GR Housing Subsidy and Case Management Project administered by DPSS is designed to assist homeless GR participants who are either: (1) employable and enrolled in the Greater Opportunities for Work (GROW) Program; or (2) disabled and pursuing SSI benefits. Project participants are eligible for a rental subsidy up to \$400 monthly and move-in assistance up to \$500 (once in a lifetime). The GR participant must contribute \$100 of the monthly GR grant of \$221 toward rent. There are currently 1,118 rental subsidies available through this program.

Breaking Barriers Program: Breaking Barriers was jointly launched by the Probation Department and the Department of Health Services in June 2015. It is a two-year pilot program to provide rapid re-housing and case management services for eligible offenders supervised by the Probation Department. These offenders are homeless, have been identified as moderate to high risk of re-offending, and have expressed a desire to seek full-time employment. Each client is provided intensive case management, employment services, a housing unit and a rental subsidy, with the client contributing a percentage of his/her monthly income towards the rent. Once stabilized, participants work to successfully “transition in place,” eventually taking over the full rental payment amount so that they can continue to reside in their unit once participation in the program expires. The maximum length of program participation is 24 months, with case management aftercare services continuing for 3 months after program completion.

Community Transition Unit –Just In Reach 2.0: JIR 2.0 is a pilot jail in-reach program that connects chronically homeless, frequently incarcerated individuals with a permanent housing solution. The program’s primary goals are to reduce rates of re-incarceration for JIR 2.0 clients and end the cycle of homelessness. The services are funded by the Corporation for Supportive Housing (CSH) and provided at no cost to the Sheriff. CSH partners with Volunteers of America, Amity Foundation, Chrysalis, and Kedren Community Health Center for assistance with this project. JIR 2.0 commenced on February 1, 2014 and will conclude on February 1, 2016.

Community Transition Unit –Community Re-entry Resource Center (CRRC): Created in 2014, the CRRC delivers direct support for newly-released inmates, their families, and/or their support system members. Volunteers of America and HealthRIGHT360 work within the CRRC to offer newly-released people assistance in transitioning back to the community by providing:

- Transitional Housing;
- Homeless Shelters;
- Employment services / Case management;
- Substance Abuse and Basic Subsistence Services / Referrals to Medical and Mental Health Care;
- Transportation, Telephone Calls, and Laundry Services;

- Transgender Services;
- HIV Services;
- Veteran Services; and
- SSI Referrals.

Community Transition Unit (CTU) –A New Way of Life (ANWOL): ANWOL has collaborated with the Housing Authority of the City of Los Angeles (HACLA) Section 8 Program to reunify formerly incarcerated men and women with family members who are existing voucher holders within the City of Los Angeles. The CTU and ANWOL identify incarcerated inmates who are approximately 90 days from release. Upon identification, case management services for the incarcerated and HACLA-approved family participant are provided to ensure adherence with HACLA requirements are adhered to and a seamless transition and return home for the inmate.

Housing Authority of the County of Los Angeles (HACoLA)

HACoLA is the second largest housing authority in the Southern California area. HACoLA receives funding from HUD to provide housing subsidies to eligible low-income families and individuals residing in the unincorporated area of Los Angeles County, which includes 62 participating cities through the Section 8 Housing Choice Voucher program and other federally-funded housing assistance programs.

Housing Programs That Assist the Homeless

Section 8 Housing Choice Voucher (Program (HCVP): This is the federal government's primary program for assisting very low-income families. Eligibility for a HCVP is based on the annual gross income and family size. A family issued a voucher is responsible for finding a suitable housing unit, of the family's choice, where the owner agrees to rent under the HCVP. The voucher is tied to the family and not the housing unit. A housing subsidy is paid to the landlord directly by HACoLA on behalf of the family. The family must pay 30% of its monthly adjusted gross income for rent and utilities; the subsidy covers the remainder of the rent, up to the applicable ceiling. There are 20,427 vouchers allocated under this program. The Housing Authority identifies homeless families under the HCVP by means of a waiting list. Since 2014, HACoLA has selected over 1,500 homeless applicants for assistance from its waiting list.

Project Based Voucher Program (PBV): Unlike the voucher program, the assistance is tied to a unit in an approved affordable housing project instead of being tied to the family. HACoLA uses this program to partner with developers and service providers to create housing opportunities for special populations such as the homeless, elderly, disabled, TAY, and families suffering from mental illness. As part of the PBV program, each project also offers various supportive services specific to

the needs of the population being served. Currently, there are 535 households being assisted through this program.

Veterans Affairs Supportive Housing (VASH) Program: Program that provides Section 8 rental assistance vouchers combined with case management services and clinical services to enable homeless veterans to lead healthy, productive lives in the community and avoid homelessness. The program is designed to improve each veteran's health and mental health, and to enhance each veteran's ability to remain stable, housed, and integrated in his/her local community. This is done using HUD Section 8 HCV rental assistance and Veterans Affairs (VA) intensive case management services. HACoLA has 1,518 vouchers for the program.

Shelter Plus Care/Continuum of Care (SPC/CoC): HACoLA currently administers 24 grants: 6 five-year grants and 18 one-year grants totaling \$23.5 million. These grants will ultimately provide rental assistance and valuable supportive services for up to 911 otherwise homeless households under a variety of projects. The program primarily provides assistance to those who have been diagnosed with a mental illness, chronic substance abuse problem, or AIDS.

Section 8 Family Unification Program: This program combines the resources of the Housing Authority and DCFS. All families assisted under this program are referred to HACoLA for rental assistance by DCFS. DCFS, in turn, is responsible for providing a wide range of supportive services designed to keep families together and/or reunite families where minor children have been placed outside of the home. There are 250 vouchers set-aside for this program.

Homeless Assistance Provided by HACoLA from 2012 to 2015

Program	2012	2013	2014	2015
Homeless Housing Choice Vouchers	510	595	645 ¹	818 ²
HUD-VASH ³	855	1030	1293	1518
Permanent Supportive Housing PBV ⁴ Program	188	188	213	213
Shelter Plus Care/Continuum of Care	841	889	911	911
Family Unification	250	250	250	250
Total Units	2644	2952	3312	3710
% of all HACoLA units allocated to homeless	11.5%	12.7%	14.1%	15.6%

¹ Homeless set-aside ended in 2014 and replaced by homeless waitlist preference. Over 7500 applications have been sent to homeless families since November 2014

² Total includes commitment of 50 Vouchers from DHS' Home for Good program. Also includes 123 vouchers from Southern California Alcohol and Drug Program conversion from Continuum of Care to Housing Choice Vouchers.

³ Includes Project-Based VASH (PBVASH)

⁴ HACoLA offers PBVs and PB VASH vouchers through an annual NOFA with incentives for developers to house special populations such as homeless, disabled, veterans, the elderly and mentally disabled families.

City of Los Angeles

Affordable Housing Trust Fund (AHTF): The Los Angeles Housing+ Community Investment Department (HCIDLA) administers semi-annual solicitations of developers' applications for gap funding and inclusion into the City's AHTF Pipeline. The City's AHTF was established by the Mayor and City Council in June 2000. Since the AHTF issued its first major funding round in early 2003, a net total of \$705 million has been committed to 201 developments consisting of 12,572 units, with a total development cost of \$3.5 billion. Of these, 174 projects with 10,666 units have been completed, 12 projects consisting of 986 units are under construction, and 15 projects consisting of 920 units are currently in the pre-development phase. The AHTF is currently funded primarily with the City's Federal allocation of HOME funds. Each year the City receives \$14.5 million in HOME entitlement funds which are allocated to the AHTF.

Housing Opportunities for Persons with AIDS (HOPWA): This is a *tenant-based rental assistance program* that provides permanent housing to low-income persons living with HIV/AIDS and their families. This program operates similarly to Section 8 Housing Choice Vouchers and pays for the first twelve months of rental assistance, and then, if clients remain eligible, they receive a Housing Choice Voucher through HACLA. The HOPWA assists a total of 105 homeless persons living with HIV/AIDS each year.

Housing Authority of the City of Los Angeles (HACLA)

HACLA has committed PSH assistance to more than 16,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs:

Waiting List Limited Preference - Homeless Program: Provides permanent affordable housing for homeless individuals and families while ensuring their access to supportive services to maintain independent living. The Homeless Program's allocation of 4,111 housing choice vouchers targets homeless individuals and families living in transitional housing, emergency shelters, and the streets. HACLA currently works with 19 non-profit and public agency partners located throughout the City of Los Angeles.

Waiting List Limited Preference - Tenant-Based Supportive Housing Program (TBSH): Provides affordable PSH for high-service-need chronically homeless individuals and families by providing rental subsidies and supportive services through the collaborative effort of the housing authority and local service providers. The intensive supportive services enable chronically homeless individuals and families to stabilize their living conditions and remain successfully housed for the

length of time that they are on the program. The TBSH program currently has 800 housing choice vouchers. HACLA currently works with nine non-profit and public agency partners located throughout the community.

PSH Project-Based Voucher (PBV) Program: Provides long-term rental subsidy contracts that facilitate development of housing for chronically homeless individuals and families, targeting a variety of special needs populations. Under federal regulations, a public housing authority may choose to provide Section 8 Project Based Voucher (PBV) rental assistance for up to 20% of its units under the HCVP. Initial rents in PBV properties are set at the Section 8 Existing Fair Market Rents (FMRs) or Voucher Payment Standard (VPS), whichever is higher. The Housing Authority selects projects for PBV through a competitive NOFA issued jointly with the Los Angeles Housing Department and the Los Angeles County Department of Health Services. Upon Housing Authority project award and HUD approval, HACLA executes an Agreement to enter into a Housing Assistance Payments (HAP) Contract with the developer. When the project is ready for occupancy, a 15-year HAP Contract for rental subsidy is executed. The Housing Authority currently has 53 PSH PBV projects online or in development, consisting of 2,370 units.

Veterans Affairs Supportive Housing (HUD-VASH) Program: This program is a partnership between the VA and HUD to provide permanent housing and supportive services to homeless and chronically homeless veterans. The program partners HACLA and the Los Angeles Veterans Affairs Medical Center (VAMC). The HUD-VASH goal is to combine Section 8 rental assistance vouchers with case management and clinical services provided by the VA at its medical centers to enable homeless and chronically homeless veterans and their families to re-integrate in the community, remain in stable housing, and lead healthy, productive lives. HACLA has been allocated 3,669 HUD-VASH vouchers since 2008.

Waiting List Limited Preference: Homeless Veterans Initiative: This initiative reserves 500 vouchers for homeless veterans who are not VA healthcare eligible, a population otherwise not assisted by the VA. HACLA's non-profit and public agency partners provide supportive services that enable veterans to live independently and remain successfully housed.

Shelter Plus Care (Continuum of Care Rental Assistance) Program: This program was created under the Stewart B. McKinney Homeless Assistance Act of 1987 and is designed to promote permanent housing with supportive service for persons with disabilities coming from the streets and emergency shelters. Shelter Plus Care grants require a supportive services match and leverage. HUD selects projects for Shelter Plus Care funding in a national Continuum of Care (CoC) competition based on regional and national homeless assistance goals. The Housing Authority chooses projects to include in an application to HUD through a Request for Proposals (RFP) process coordinated with LAHSA. Selected applicants receive one-year rental

assistance grants on behalf of homeless tenants. The grants provide for a variety of rental housing components: Tenant-Based Assistance (TRA), Sponsor-Based Assistance (SRA) and Project-Based Assistance (PBA). To be eligible for the program, a person must be homeless or chronically homeless with a mental illness, substance abuse or HIV/AIDS issue, and must be referred by the community-based organization that provides the required supportive services.

In January 2015, HACLA was awarded almost \$13 million from the 2014 CoC competition. The award from HUD will provide funding for 747 chronically homeless individuals and families, including veterans. The award also included 547 units for the PSH component of the competition. HACLA has participated in the Shelter Plus Care program since 1992 and has a current allocation of 3,932 units.

Moderate Rehabilitation Single Room Occupancy (SRO) Program: This program was created under the Stewart B. McKinney Homeless Assistance Act of 1987. The Section 8 rental assistance provided under this program is designed to bring more SRO units into the local housing supply to assist homeless persons transition into permanent housing. HUD's strategy is to convert existing housing, a rundown hotel, or even an abandoned building into safe and decent housing. HUD selects applicants for Moderate Rehabilitation SRO funding in the national CoC competition based on regional and national homeless assistance goals. HACLA first chooses projects to include in an application to HUD through a RFP process in coordination with LAHSA. Selected SRO projects (owners) receive rental assistance on behalf of a homeless tenant for ten years. The rental subsidy in the Moderate Rehabilitation SRO Program is attached to the building or unit as Project-Based rental assistance. HACLA currently has an allocation of 1,107 SRO Moderate Rehabilitation units with four non-profit developers.

Moving On Program: This program makes it possible for formerly homeless residents in the Shelter Plus Care program who have stabilized their lives and no longer need the level of supportive services provided by that program to transfer to the HCV program and move on with their lives. This provides people with maximum independence and mobility, and frees up the highest-impact, highest-service provision units for chronically homeless individuals who need them. This innovative program has assisted more than 400 former chronically homeless individuals to reintegrate into the community.

Homeless Assistance Provided by HACLA in 2015

Program	Allocation for 2015
Homeless Housing Choice Vouchers	4,111
HUD-VASH Program	3,669
Permanent Supportive Housing PBV Program	2,533
Shelter Plus Care/Continuum of Care	3,932
Tenant Based Supportive Housing Program	800
Homeless Veterans Initiative	500
Moderate Rehabilitation SRO Program	1,107
Total Units	16,652

Other Efforts

AB 2 - Community Revitalization and Investment Authority (CRIA): Effective January 1, 2016, this authority allows cities, counties, , and special districts to create a new entity, CRIA, and to use property tax increment and other revenues to carry out provisions of the Community Redevelopment Law (CRL) for purposes related to, among other things, infrastructure, affordable housing, and economic revitalization.

Comparative Perspective and Best Practices

Innovative, nationally-recognized subsidized housing programs that integrate state and local funding in connection with operating subsidies and supportive services include:

New York City's NY/NY III: In November 2005, New York City (NYC) and New York State (NYS) announced the New York/New York III (NY/NY III) Supportive Housing agreement, a pact between the City and State to jointly develop and fund 9,000 new units of supportive housing in NYC over the next ten years. The NY/NY III agreement provides for the development and funding of both congregate (single-site) and scattered-site supportive housing models for homeless single adults who have completed some level of substance abuse treatment and chronically homeless families, or families at serious risk of becoming chronically homeless, in which the head of household suffers from a substance abuse disorder. Pursuant to two prior New York/New York agreements, the City and State produced over 5,000 units of supportive housing. Those housing units, however, were solely for single adults with serious and persistent mental illness who had some history of homelessness. NY/NY III, on the other hand, targets a much broader range of eligible clients that more accurately reflects the people living on the NYC streets and in shelters today.

San Francisco's Direct Access to Housing: Direct Access to Housing (DAH) is a permanent supportive housing program targeting low-income San Francisco residents who are homeless and have special needs. A “low threshold” program that accepts adults into permanent housing directly from the streets, shelters, hospitals and long-term care facilities, DAH strives to help tenants stabilize and improve their health outcomes despite co-occurring mental health issues, alcohol and substance abuse problems, and/or complex medical conditions. In addition to being an effective way to end homelessness, this supportive housing model is also fiscally prudent as it leads to cost savings by reducing overutilization of emergency services.

DAH currently houses over 1,700 formerly homeless people across 36 sites, and the housing takes many forms including:

- Master leased single room occupancy SRO hotels;
- Units in new capital developments;
- Set-aside DAH units in larger residential buildings owned by nonprofit providers; and
- Units in a licensed residential care facility.

Discussion Questions

1. Are there opportunities to utilize federally-funded subsidies to more effectively combat homelessness?
2. Is there a need for local funding to facilitate the utilization of federally-funded subsidies?
3. To what extent should locally-funded rent subsidies be tenant-based vs. project-based in collaboration with capital funding programs?ⁱ
4. What opportunities are there for additional rent subsidies to be funded by mainstream agencies, such as DMH, DPSS, First 5, DCFS, Probation and DHS?
5. Should rent subsidy programs be administered solely by housing authorities (as are Section 8 Vouchers and Shelter Plus Care CoC Rental Assistance) or also by mainstream agencies (such as the DHS Flexible Housing Subsidy Pool and the MHSA capitalized operating subsidy)? Should the administration of various rent subsidy programs be centralized or coordinated?
6. How could the newly-created Community Revitalization and Investment Authority (CRIA) be utilized to combat homelessness?
7. To the extent there is County and/or city funding available for additional rental subsidies, should that funding be used primarily for rapid rehousing?

Resources

1. Are there dollars that LA County and/or LA City are currently spending to serve homeless families/individuals which could instead be used to pay for housing?
2. Is there additional revenue which LA County and/or LA City could generate to pay for or reimburse the cost of housing?

Legislative Advocacy

1. Are there any changes in State or Federal law which should be pursued?
 - Add blanket rejection of Section 8 applicants for rental housing to the list of practices prohibited by State Fair Housing law.
 - Support AB 1335 (Atkins) to create and fund a State housing trust fund.
 - Fund the VA's Grant Per Diem and Supportive Services for Veteran Families programs beyond 2015, as getting to "functional zero" does not mean that these programs to prevent veteran homelessness and rapidly re-house veterans will no longer be necessary.
 - Support full funding for the federal Affordable Housing Trust Fund.
 - Support full funding for the Center on Budget and Policy Priorities Section 8 Voucher for families proposal.ⁱⁱ

Potential Policy Options

1. Establish a County and city funded rapid rehousing program, including employment services and SSI/veterans' benefit advocacy.
2. Expand the DHS Housing for Health program, including project-based subsidies in collaboration with CDC and HCID capital production programs.
3. Expand the *GR Housing Subsidy and Case Management Program*, potentially including the addition of Rapid Rehousing program elements.
4. Utilize additional funding from mainstream agencies such as DMH, DPSS, First 5, DCFS, and the Probation Department to fund rental subsidies.

5. Expand the Single Adult Model (SAM) and Multidisciplinary Integrated Teams (MITs).
6. Explore the potential establishment of Community Revitalization and Investment Authorities (CRIA) as a means to address homelessness.
7. Provide rapid rehousing for parents of children who are in out-of-home placement, where the sole barrier to reunification is the parent(s)' homelessness, provided that the family can be aided on CalWORKs and the parents will be eligible to welfare-to-work services, including subsidized employment. Funding to be provided by DCFS by using the dollars that would have otherwise paid for the ongoing cost of out-of-home placement

ⁱ <http://onlinelibrary.wiley.com/doi/10.1111/j.1467-9906.2012.00643.x/abstract>

ⁱⁱ <http://www.cbpp.org/research/research-shows-housing-vouchers-reduce-hardship-and-provide-platform-for-long-term-gains?fa=view&id=4098>